

City of Pittsburgh Planning Commission

DCP-MPZC-2023-00525

June 13, 2023

Zone Change Request

19 vacant parcels located between Frankstown Ave. & Kelly Street, near 5th Ave.



Homewood West Neighborhood

• Ward 12 • District 9, Councilman Reverend Ricky Burgess

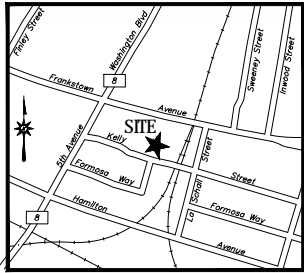


Project Location



125-G-42 125-G-43 125-G-44 125-G-45 125-G-47 125-G-48 125-G-49
 125-G-50 125-G-51 125-G-52 125-G-53 125-G-56 125-G-57-1 125-G-57
 125-G-59 125-G-60 125-G-62 125-G-63 125-G-64

Properties (Aerial)



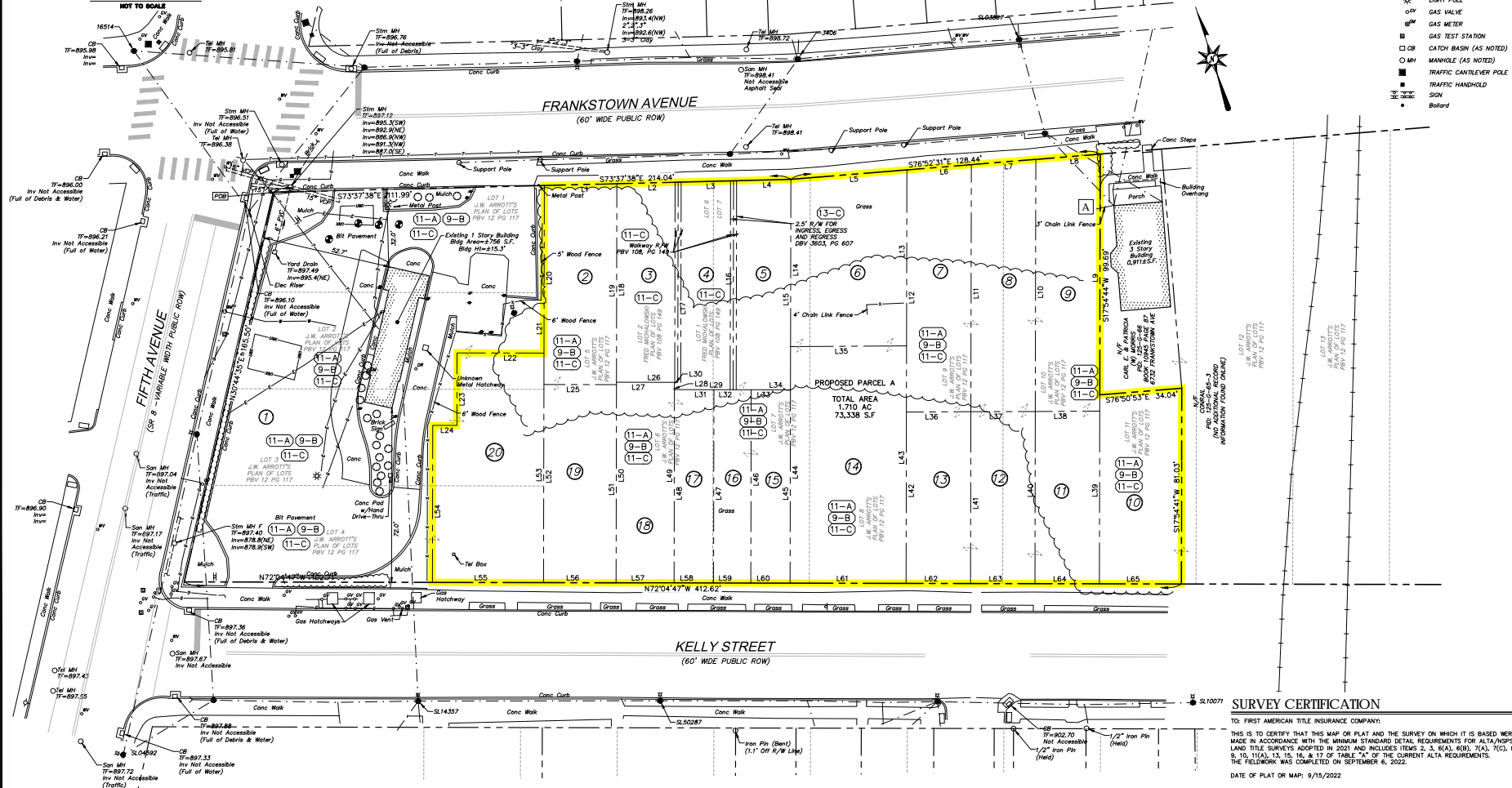
LOCATION MAP

PROPERTY INFORMATION

ITEM #	N/Y OWNER NAME	PARCEL ID	ADDRESS	DEED REFERENCE	ACREAGE	SQUARE FOOTAGE
1	ROSHMAN PARTNERS	0125-F-00249-0000-00	6960 5TH AVENUE	DB 8139 PG 401	0.393 AC	17,130 S.F.
2	TRIPLE R ASSOCIATES LTD	0125-G-00056-0000-00	FRANKSTOWN AVENUE	DB 11937 PG 48	0.114 AC	4,946 S.F.
3	TRIPLE R ASSOCIATES LTD	0125-G-00057-0001-00	FRANKSTOWN AVENUE	DB 11937 PG 548	0.048 AC	2,093 S.F.
4	TRIPLE R ASSOCIATES LTD	0125-G-00057-0000-00	FRANKSTOWN AVENUE	DB 11937 PG 548	0.134 AC	5,822 S.F.
5	TRIPLE R ASSOCIATES LTD	0125-G-00059-0000-00	FRANKSTOWN AVENUE	DB 11913 PG 371	0.047 AC	2,058 S.F.
6	TRIPLE R ASSOCIATES LTD	0125-G-00060-0000-00	FRANKSTOWN AVENUE	DB 12003 PG 479	0.078 AC	3,410 S.F.
7	TRIPLE R ASSOCIATES LTD	0125-G-00062-0000-00	FRANKSTOWN AVENUE	DB 12003 PG 479	0.062 AC	2,701 S.F.
8	TRIPLE R ASSOCIATES LTD	0125-G-00063-0000-00	FRANKSTOWN AVENUE	DB 12003 PG 479	0.063 AC	2,755 S.F.
9	CITY OF PITTSBURGH	0125-G-00064-0000-00	FRANKSTOWN AVENUE	DB 8318 PG 287	0.108 AC	4,714 S.F.
10	CITY OF PITTSBURGH	0125-G-00042-0000-00	KELLY STREET	DB 9213 PG 497	0.062 AC	2,700 S.F.
11	CITY OF PITTSBURGH	0125-G-00043-0000-00	KELLY STREET	DB 6734 PG 363	0.044 AC	1,904 S.F.
12	TRIPLE R ASSOCIATES LTD	0125-G-00044-0000-00	KELLY STREET	DB 17609 PG 147	0.044 AC	1,898 S.F.
13	TRIPLE R ASSOCIATES LTD	0125-G-00045-0000-00	KELLY STREET	DB 16390 PG 545	0.043 AC	1,894 S.F.
14	TRIPLE R ASSOCIATES LTD	0125-G-00047-0000-00	KELLY STREET	DB 13296 PG 56	0.186 AC	8,120 S.F.
15	URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH	0125-G-00048-0000-00	KELLY STREET	DB 10376 PG 611	0.030 AC	1,300 S.F.
16	TRIPLE R ASSOCIATES LTD	0125-G-00049-0000-00	KELLY STREET	DB 17218 PG 223	0.028 AC	1,234 S.F.
17	GIANT EAGLE INC.	0125-G-00050-0000-00	KELLY STREET	DB 17766 PG 569	0.030 AC	1,307 S.F.
18	CITY OF PITTSBURGH	0125-G-00051-0000-00	KELLY STREET	DB 6829 PG 180	0.046 AC	1,992 S.F.
19	TRIPLE R ASSOCIATES LTD	0125-G-00052-0000-00	KELLY STREET	DB 12304 PG 331	0.057 AC	2,462 S.F.
20	TRIPLE R ASSOCIATES LTD	0125-G-00053-0000-00	KELLY STREET	DB 12597 PG 28	0.093 AC	4,068 S.F.
TOTAL:					1.710 AC	73,338 S.F.

LEGEND

---	NEW PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	RIGHT-OF-WAY (ROW)
---	ORIGINAL LOT LINE
---	INTERIOR PROPERTY LINE
X	FENCE
---	RAILROAD
---	OVERHEAD WRES
G	GAS LINE
W	WATER LINE
---	STORM SEWER
---	UNDERGROUND UTILITY
---	CONTOUR LINE
---	TREELINE
---	BRUSHLINE
●	UTILITY POLE
●	UTILITY POLE W/ LIGHT
●	GUY WIRE
●	LIGHT POLE
●	GAS VALVE
●	GAS METER
●	GAS TEST STATION
□	CATCH BASIN (AS NOTED)
○	MANHOLE (AS NOTED)
□	TRAFFIC CANTILEVER POLE
□	TRAFFIC HANDHOLD
■	SIGN
●	Ballard



POSSIBLE ENCROACHMENTS

- A FENCE ONTO SUBJECT PROPERTY $\leq 1.6'$

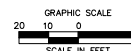
SURVEY CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS ADOPTED IN 2021 AND INCLUDES ITEMS 2, 3, 6(A), 6(B), 7(A), 7(C), 8, 9, 10, 11(A), 13, 15, 16, & 17 OF TABLE "A" OF THE CURRENT ALTA REQUIREMENTS. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 6, 2022.

DATE OF PLAT OR MAP: 9/15/2022

SIGNED: RON LEWIS
PROFESSIONAL LAND SURVEYOR SU-061596



355 Research Parkway
Middletown, CT 06450
(860) 439-1488
(860) 439-2813, Fax

GETGO CONVENIENCE STORE
5TH AVENUE AND FRANKSTOWN AVENUE
CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA

Surveyed: BK, AC
Drawn: WYAS
Reviewed: RC
Scale: 1"=50'
Project No: 2206027
Date: 09/30/2022

CAD File: AL220602701
Title:

ALTA/NSPS
LAND TITLE
SURVEY

Sheet No.
AL-1
No. 1 of 3

Properties (Survey)

125-G-42	125-G-48	125-G-53	125-G-60
125-G-43	125-G-49	125-G-56	125-G-62
125-G-44	125-G-50	125-G-57-1	125-G-63
125-G-45	125-G-51	125-G-57	125-G-64
125-G-47	125-G-52	125-G-59	

Frankstown Ave.

Kelly St.

Formosa Way

UI

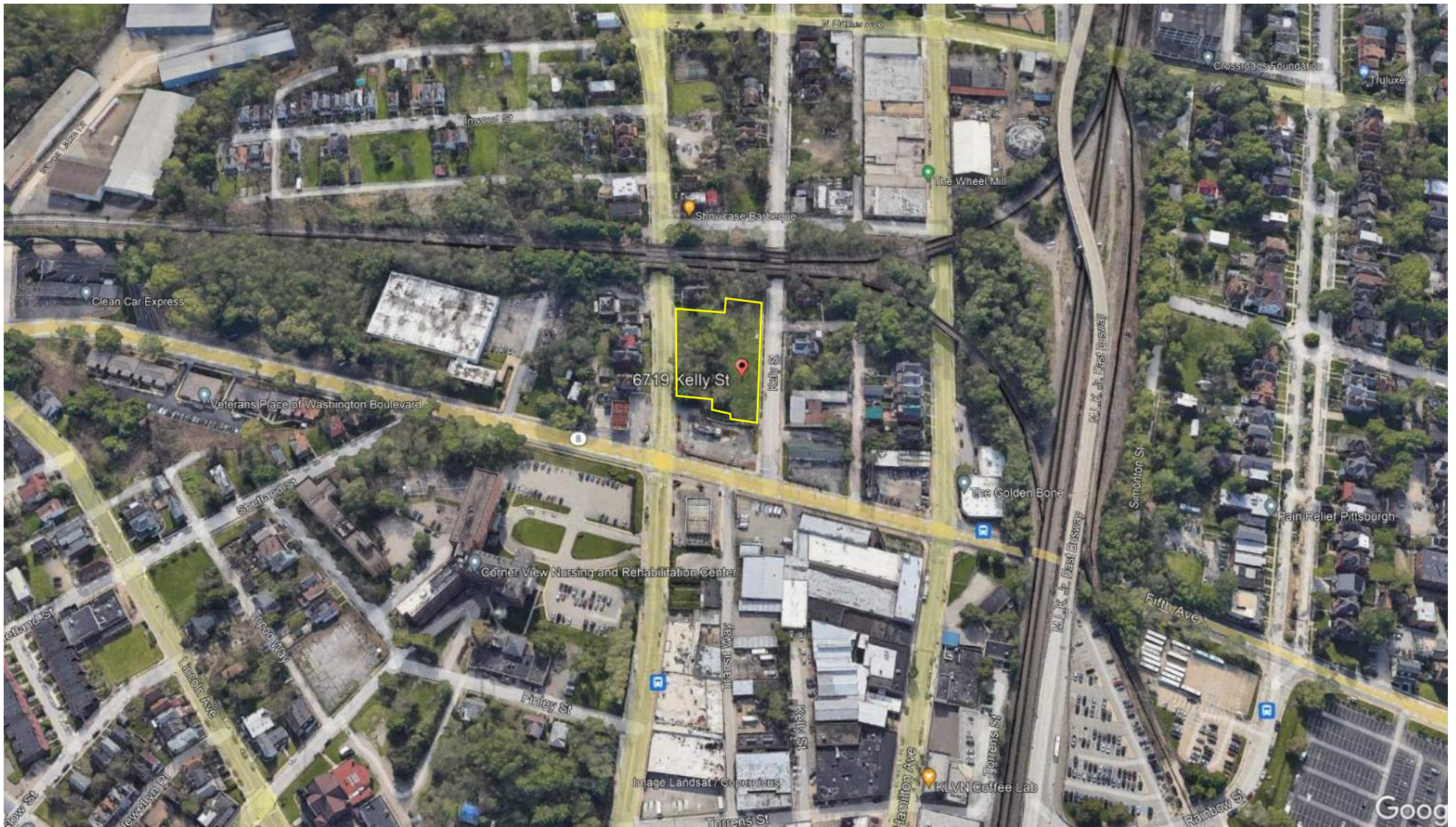
R1DL

UI

UI

R1DL

- # Zoning



Aerial
View

View East

Property Photographs

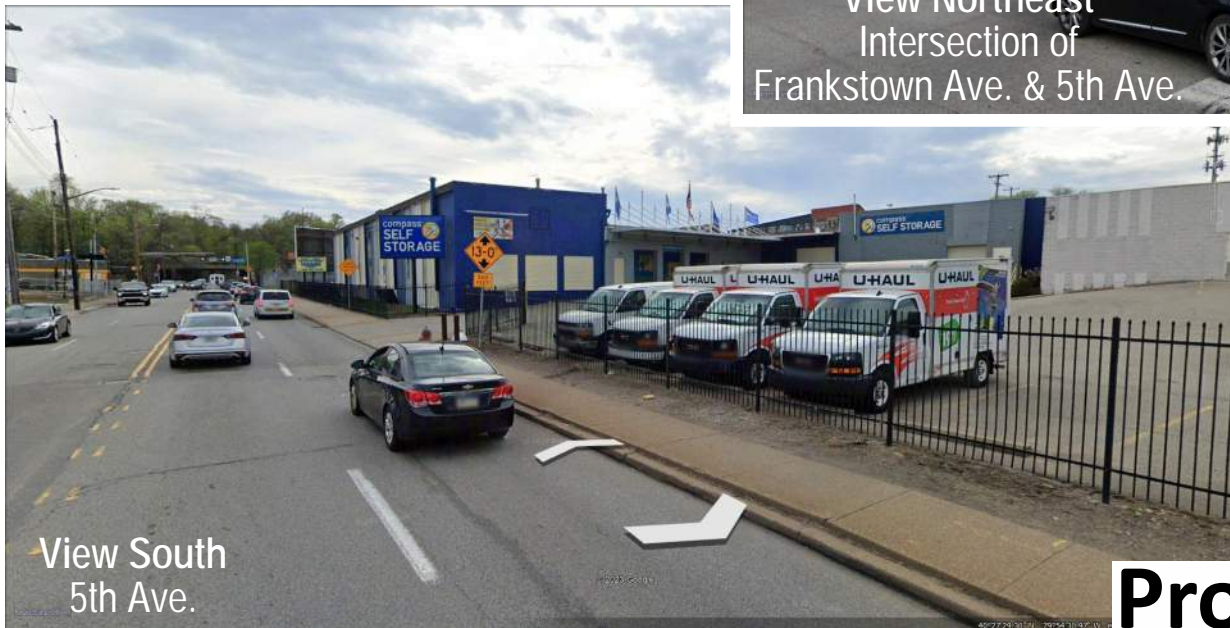
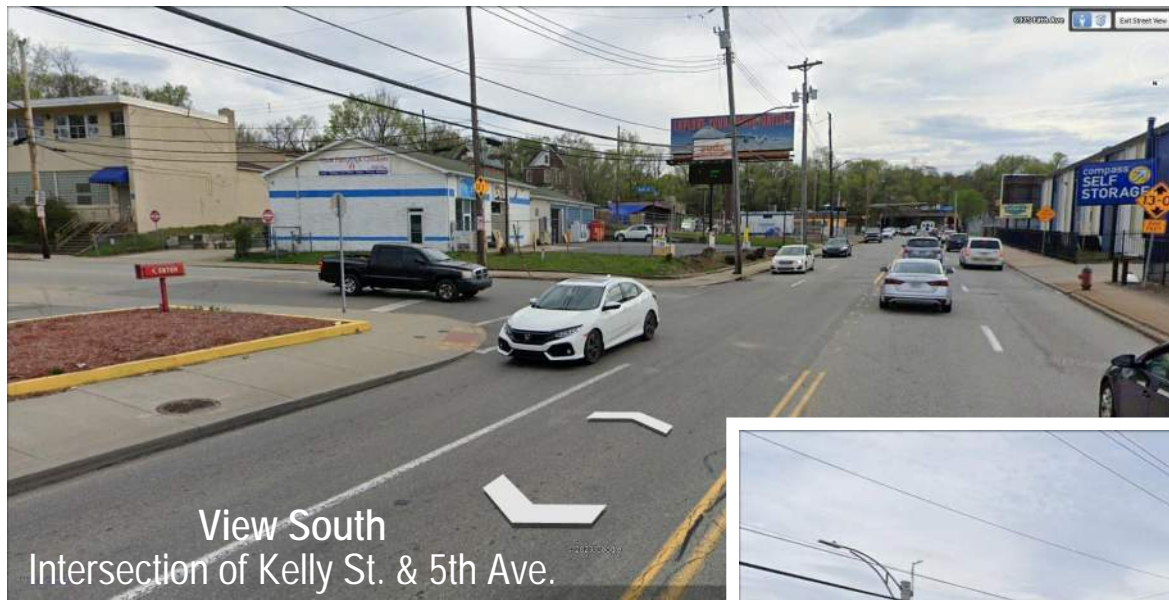


Birds eye
View

View Southwest

Property Photographs

Property Environs



Property Photographs



View South from Frankstown & 5th, western side of site



View of existing site and use



View North from 5th & Kelly, western side of site



View of existing site and use

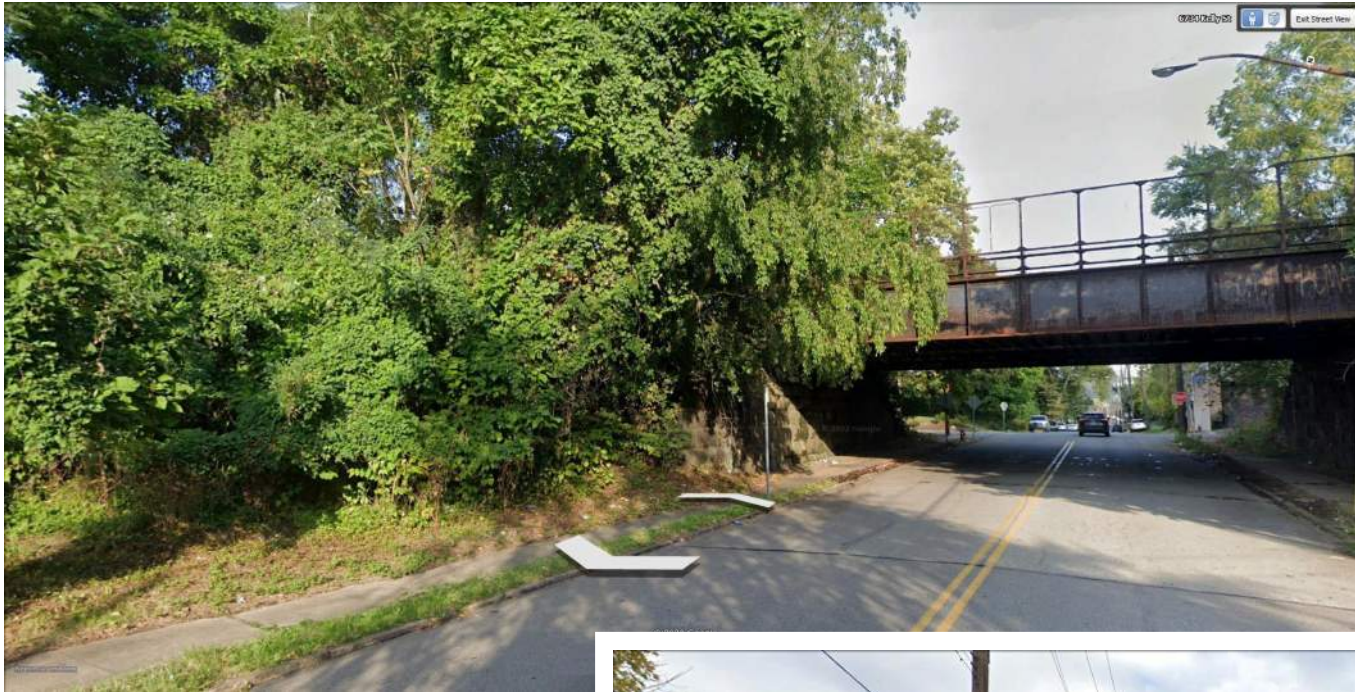


View West of Site along Frankstown



View West of Site along Kelly

Property Photographs



View East
Kelly Street
at Railroad Overpass



View East
Frankstown Ave.
at Railroad Overpass

Property Photographs

The proposed project
is to develop a
GetGo
convenience store
with
made to order
food service,
indoor dining and
self-serve retail
automobile fuel sales



Site Plan as presented to Councilman Burgess' staff, Planning Department, Homewood Community Collaborative's Executive Committee and the DAM meeting with the Homewood Development Collaborative

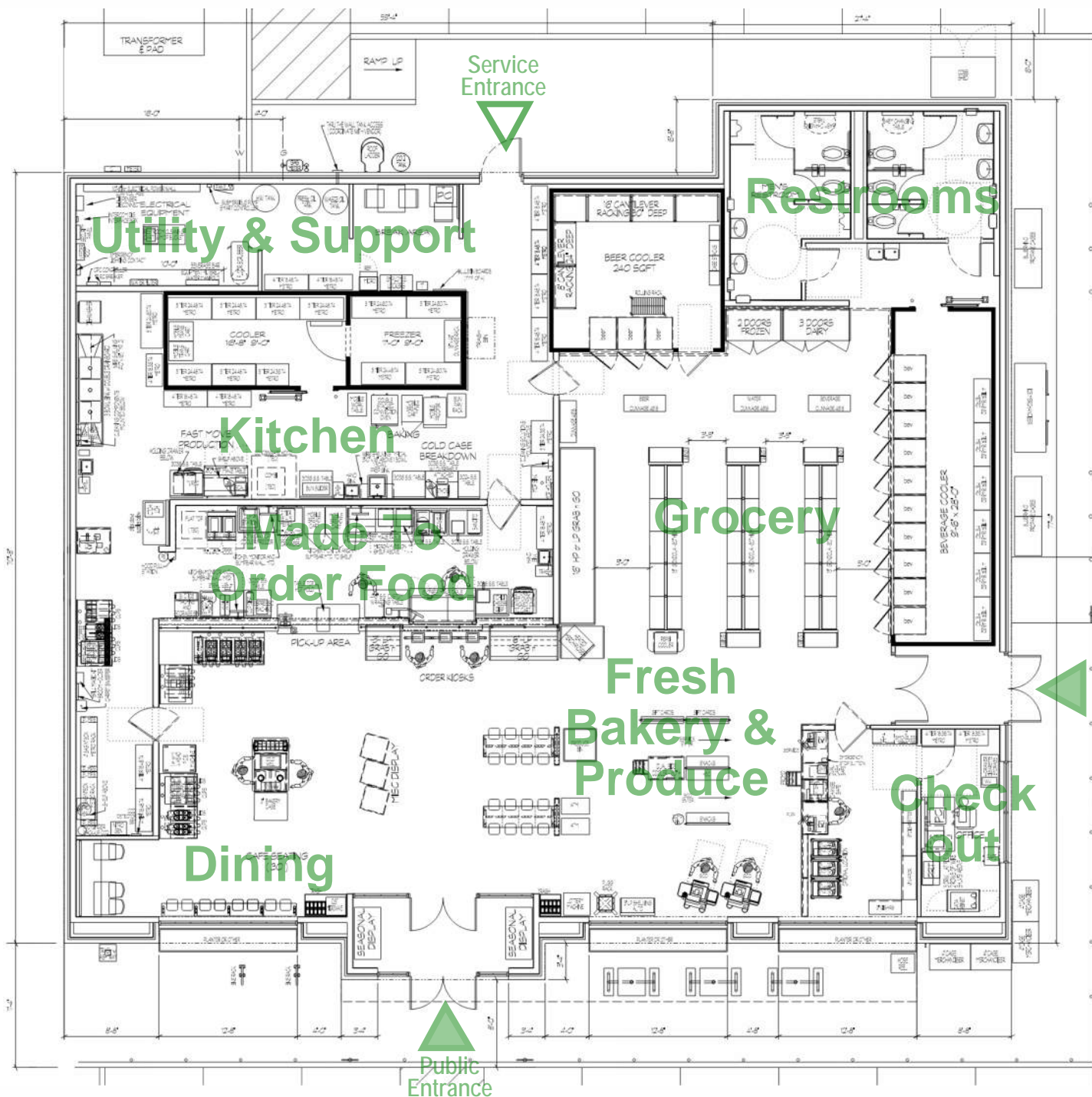


Site Plan



Building Perspectives

Preliminary drawings for illustration only and subject to changes with final detailed architectural plans, market conditions, business strategies, municipal reviews and product availability. Materials and colors represented are simulated and may vary or be distorted due to the electronic display, software, color processing or reproduction methods and media.



Preliminary drawing for illustration only and subject to changes with final detailed architectural plans, market conditions, business strategies, municipal reviews and product availability. Products and services offered frequently change to serve consumer preferences.

Floor Plan



Process to Date

- August 16, 2022 - Meeting with Councilman Burgess' Staff
- November 29, 2022 – Meeting with Councilman Burgess' Staff
- January 26, 2023 – Pre-application meeting, Department of City Planning
- March 1, 2023 – Presentation to Homewood Community Development Collaborative's Executive Committee
- April 4, 2023 – Request for Planning Commission Recommendation Introduced at City Council
- May 11, 2023 – Development Activities Meeting – Homewood Community Development Collaborative